

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2020099025**

**Project Title:** Cypress Town Center

Lead Agency: City of Cypress Contact Person: Alicia Velasco  
 Mailing Address: 5275 Orange Avenue Phone: (714) 229-6720  
 City: Cypress Zip: 90630 County: Orange

**Project Location:** County: Orange City/Nearest Community: Cypress

Cross Streets: Vessels Circle and Walker Street Zip Code: 90630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 48 ' 21 " N / 118 ° 2 ' 25 " W Total Acres: 7

Assessor's Parcel No.: 241-091-36 and 241-091-40 Section: 21 and 28 Twp.: 4S Range: 11W Base: SB

Within 2 Miles: State Hwy #: N/A Waterways: Coyote Creek

Airports: Los Alamitos JFTB Railways: N/A Schools: See attachment

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input checked="" type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input checked="" type="checkbox"/> Residential: Units <u>135</u> Acres <u>7</u>	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Other: <u>Energy Use</u>

**Present Land Use/Zoning/General Plan Designation:**

Zoning: PC (Planned Community); Land Use Designation: Specific Plan Area; Specific Plan District: Town Center District

**Project Description:** (please use a separate page if necessary)

See attached page

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>9</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date January 22, 2021 Ending Date March 8, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Melia Homes</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>8951 Research Drive</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Irvine, CA 92618</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(949) 759-4367, Ext. 264</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: Alicia Velasco Digitally signed by Alicia Velasco  
Date: 2021.01.21 12:29:55 -08'00' Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Attachment to Notice of Completion for the Cypress Town Center Project**

**Schools within 2 miles:** Arnold Elementary, Landell Elementary, Frank Vessels Elementary, Juliet Morris Elementary, Los Alamitos Elementary, McAuliffe Middle School, Cypress High School, Los Alamitos High School, Laurel High School, Alton School, Lexington Junior High School, Oxford Academy, Holder Elementary, Cerritos Elementary, Holy Cross Lutheran School, Hansen Elementary, Grace Christian School, Frank Vessels Elementary, Little School of the West, Del Sol School, Bell Intermediate School, Enders Elementary

**Project Description:** The proposed project would be located on an approximately 7-acre site (project site) south of Vessels Circle and west of Walker Street in the City of Cypress. The proposed project includes the development of a portion of the Los Alamitos Race Course parking lot area into a multi-family residential community with 135 dwelling units consistent with the Cypress Town Center and Commons Specific Plan 2.0. The 135 multi-family residential homes would include two types of units: 56 two-story condominiums in four buildings arranged around motor courts in the center portion of the project site; and 79 three-story row townhomes located along the outer portions of the project site. The layout of the proposed project is a paseo-style community with a central large open space area that would include a pool and landscaped areas for other active and passive recreation uses. The proposed project also includes an off-site swale south of the project site that would direct overflow from the proposed on-site drainage facilities towards Winners Circle. Access to the project site would be provided via a driveway from a proposed extension of Vessels Circle to the north of the project site. Additionally, the proposed project includes three off-site bioswales and a modular wetland system to collect and treat drainage from the Vessels Circle extension.